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| <p>Attorney or Party Name, Address, Telephone and FAX Numbers, and California State Bar Number</p> <p>Andrew K. Mauthe, SBN 107255</p> <p>30448 Rancho Viejo Rd., Suite 120</p> <p>San Juan Capistrano, CA 92675</p> <p>Tel. (949) 240-6288; Fax (949) 240-7353</p> | <p>FOR COURT USE ONLY</p> <div><p>FILED</p><p>MAY 12 2003</p><p>CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</p><p>BY Deputy Clerk</p></div> |
| <p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</p> | |
| <p>In re: Hamid Nekouie</p> <p>Debtor(s).</p> | <p>CASE NO.: SA 03-11668 RA</p> |

NOTICE OF SALE OF ESTATE PROPERTY

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| Sale Date: 6/4/03 | Time: 2:30 p.m. |
| Location: Courtroom 6C, Ronald Reagan Federal Building and U.S. Courthouse, | |

Type of Sale: ☒ Public ☐ Private Last date to file objections: 5/21/03

Description of Property to be Sold: Union 76 gasoline business, located at 24082 El Toro Road, Laguna Hills, California.

Terms and Conditions of Sale: All cash payable upon entry of order approving sale. Buyer must be pre-qualified by Conoco/Phillips and Conoco Phillips must consent to sale.

Proposed Sale Price: \$380,000

Overbid Procedure (If Any): Must be received by Trustee May 28, 2003, accompanied by 10% deposit; bidder must be pre-approved by Conoco/Phillips. The Trustee may conduct an auction at hearing.-qualified overbids only.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

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Date: 5/9/03